

**NOTICE OF ACCELERATION AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

NOTE AND DEED OF TRUST INFORMATION:

Note:	Real Estate Lien Note
Original Principal Amount of Note:	\$600,000.00
Deed of Trust:	Deed of Trust and Security Agreement dated April 30, 2021, filed as Document No. 202107645 of the Official Public Records of Burnet County, Texas
Date of Note and Deed of Trust:	April 30, 2021
Grantor:	Timothy Riley and Tracy Riley
Original Mortgagee:	Michael Lane Moore and Mary Katherine Moore
Recording Information:	Document No. 202107645 of the Official Public Records of Burnet County, Texas
Property County:	Burnet County, Texas
Property:	LOT 3, DEERPATH RANCH, A PRIVATE SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 167-D, PLAT RECORDS OF BURNET COUNTY, TEXAS; and more commonly known as 601 Deerpath Way, Spicewood, Texas 78669; and all improvements thereto and such other personal property described as Property pursuant to the Deed of Trust.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee:	Michael Lane Moore and Mary Katherine Moore
Mortgage Servicer:	Michael Lane Moore and Mary Katherine Moore
Current Beneficiary:	Michael Lane Moore and Mary Katherine Moore

Mortgage Servicer
Address:

1000 Deerpath Way
Spicewood, Texas 78669

SALE INFORMATION:

Date of Sale: March 3, 2026

Time of Sale: 1:00 P.M. or within three hours thereafter.

Place of Sale: The Property has been scheduled for foreclosure sale on Tuesday, March 3, 2026, between the hours of 10:00 A.M. and 4:00 P.M. The area on the east side of the Burnet County Courthouse (outside the county clerk's office), or in inclement weather the east hallway inside the courthouse, outside the doorway to the county clerk's office. If the preceding area is no longer the designated area, the place of sale will be at the area most recently designated by the Burnet County Commissioner's Court (pursuant to §51.002(h) of the TEX. PROP. CODE ANN.). This sale shall commence at 1:00 P.M. or within three hours thereafter. The property will be sold to the highest bidder for cash.

Substitute Trustee: ServiceLink Agency Sales and Posting, LLC, Angela Zavala, Michelle Jones or Sharlet Watts

Substitute Trustee Address: ServiceLink Agency Sales and Posting, LLC
7500 Dallas Pkwy #200
Plano, TX 75024

WHEREAS, the above-named Grantor previously conveyed the above-described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

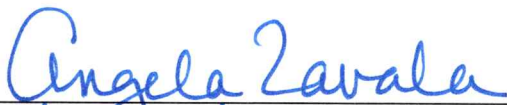
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee, Wade Hutto, and any previously appointed Substitute Trustees have been removed and ServiceLink Agency Sales and Posting, LLC, Angela Zavala, Michelle Jones or Sharlet Watts have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. ServiceLink Agency Sales and Posting, LLC, Angela Zavala, Michelle Jones or Sharlet Watts, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantors warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchasers own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**


Angela Zavala, Substitute Trustee